

Law Offices
Robert L. Hillyard
7316 Wisconsin Avenue
Bethesda, Maryland 20014
Trustees Sale
168.88 Acres

of valuable real estate on 70-S Corridor of which approximately 72.393 acres are situated in Montgomery County, Maryland, and approximately 96.487 acres are situated in Frederick County, Maryland.

By virtue of the power contained in a certain Deed of Trust dated March 24, 1964, from Benjamin B. Newton and Muriel B. Newton, his wife, and Miller & Long Company of Maryland, Inc., to Henry F. Lerch and Edson C. Weeks, Trustees recorded among the Land Records of Montgomery County, Maryland, in Liber 3217 at Folio 188 and among the Land Records of Frederick County, Maryland in Liber 700 at Folio 676 and at the request of the parties secured thereby and default having occurred in the terms and conditions thereof, the undersigned Trustees will sell at public auction in front of the Courthouse Door of the Circuit Court for Montgomery County, Maryland on East Montgomery Avenue, in Rockville, Maryland to the highest bidder on the terms hereinafter mentioned on

Wednesday
January 5, 1972
at
10:00 A.M.

All those parcels of ground described in the aforesaid Deed of Trust and more particularly described in a deed dated March 24, 1964,

by and between George W. Hugueley, Jr., Trustee for Margaret Gail Hugueley, Grantor and Benjamin B. Newton and Muriel B. Newton, his wife, and Miller & Long Company of Maryland, Inc., Grantees, and recorded among the Land Records of Frederick County, in Liber 743 at Folio 699, and recorded among the Land Records of Montgomery County, Maryland on April 1, 1961, in Liber 3217 at Folio 183 and consisting of four (4) parcels of land consisting of 168.88 acres as described therein:

Description of Property

The subject tract is located on the northeast quadrant of Interstate Route 70-S and the Comus-Hyattstown Road, Maryland Rt. #109. The area in which the subject property is located is known as the northern segment of the Interstate Route 70-S Corridor. Specifically, it is approximately nine (9) miles south of the City of Frederick and fourteen (14) miles north of Rockville.

The tract has approximately 3,240 feet of frontage on the east side of Interstate 70-S, 700 feet of frontage on the ramp leading to Interstate 70-S, 1,621 feet of frontage on the north side of the Comus-Hyattstown Road, 3,607 feet of frontage on the south side of Fire Tower Road, and 2,610 feet of frontage on the north side of Fire Tower Road.

There is denial of access along Interstate 70-S, the ramp leading to 70-S and 300 feet from the ramp eastward along the north side of the Comus-Hyattstown Road, Maryland Rt. #109.

The southerly portion of the tract at the 70-S interchange and extending eastward rises sharply approximately 120 feet above the Comus-Hyattstown Road. The balance of the terrain is generally rolling with a prominent swale cutting in an east to west direction north of the interchange. The south and easterly portion of the property is wooded and the north and westerly part is generally clear.

The tract is subject to certain rights of way to the Potomac Edison Company and the Maryland State Roads Commission and a reservation for a family burial ground on 1/4 of an acre.

Improvements

The part of the property located in Frederick County along Fire Tower Road is improved by a frame dwelling, a bank barn, a silo, a wagon shed and a corn crib.

Zoning

The present zoning of that portion of the property in Montgomery County is R-R, Rural Residential, as outlined in the Montgomery County Zoning Ordinance at Section 111-7.

This area of Montgomery County is known as Planning Area No. 10 -- Bennett and Little Bennett Watershed. There is no adopted Master Plan for this area and no plan is contemplated in the reasonable foreseeable future.

The portion of the property in Frederick County is zoned A-1, Agricultural District. No Master Plan for this vicinity has been adopted. However, in the recently approved General Plan for Frederick County,

this area is proposed as a high density development area.

Terms of Sale

A cash deposit of \$20,000.00 Dollars (cash or certified check) will be required at the time and place of sale, the balance of the purchase money being due and payable in cash with interest at Eight percent (8%) per annum from date of sale to date of payment, payable within Ten (10) days after ratification of sale by the Circuit Court for Montgomery County, Maryland. The cost of conveyancing, recording, notary fees, state revenue stamps, examination of title and State and County transfer taxes will be at the cost of the purchaser. State and County taxes and also all public charges, if any, and special or regular assessments to be adjusted to date of sale and thereafter assumed by the purchaser. Terms of this sale to be complied with at a settlement to be held within Ten (10) days after ratification of said sale by the Circuit Court for Montgomery County, Maryland, otherwise deposit shall be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. The undersigned Trustee reserves the right to reject any and all bids.

For further information or for a metes and bounds description of the property, contact George Hugueley -- 652-7386 or Robert L. Hillyard, Attorney, 656-7772.

Henry F. Lerch
Edson C. Weeks,
Trustees
368-31-12/30/71

FILED

JAN 25 1972